THE S 10 FT OF LOT 1 ALL LOT 2 B
CAROLYN HEIGHTS S/D.

MULDROW GEORGIA A
P O BOX 1612
LAKE CITY, FL 32056-1612

2026

28-3S-17-05731-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

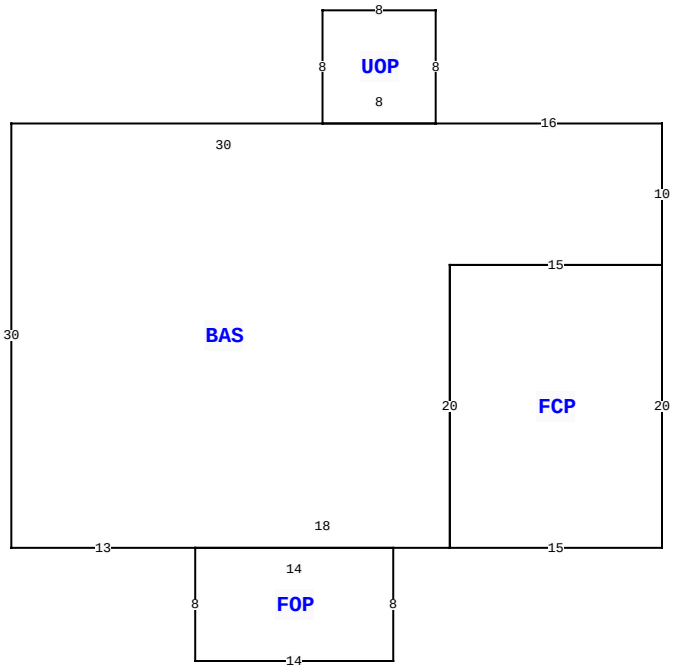
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	122,887
FCP	300	25		75	8,534
FOP	112	30		34	3,869
UOP	64	20		13	1,479
TOTALS	1,556			1,202	136,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	122.4000	137.09	164,782	2018	2018	10	0	0	7.00	83.00

1 SINGLE FAM 100% - 0 Heated Area: 1080 HX Base Yr



278 NE DERBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,769
TOTAL MARKET OB/XF VALUE		540
TOTAL LAND VALUE - MARKET		8,820
TOTAL MARKET VALUE		146,129
SOH/AGL Deduction		61,520
ASSESSED VALUE		84,609
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,887
TOTAL JUST VALUE		146,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36395	SFR	0	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1352/2377	2/01/2018	LE	U	I	11	100
GRANTOR: GEORGIA A MULDROW						
GRANTEE: GEORGIA A MULDROW (						
0589/0165	4/01/1986	WD	Q	I	01	33,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N8 W8 S8 E8$ W30 S30 E13 FOP= S8 E14 N8 W14$
E18 FCP= E15 N20 W15 S20$ N20 E15 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	15	16	240.00	UT	2.25	2.25	100	2018	2018	3	100	540	

LAND DESCRIPTION

TOTAL OB/XF 540

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.05	8,400.00	8,820.00	8,820							

REVIEW DATE 01/30/2019 BY HC Total Acres: 0.20 Total Land Value: 8,820 Market: 0 Agricultural: 0 Common: 8,820 PRINTED 11/07/2025 BY SYS